

**Massachusetts Board of Registration Real Estate Appraisers
Minutes of the Board Meeting held on July 12, 2018**

Conference Room 1C, 1st Floor

Time: 10:15 a.m.

Location: 1000 Washington St., Boston, MA

Members Present:

Michael Giannelli, *Certified Residential Appraiser Member, Board Chairperson*

Timothy McDonough, *State Licensed Appraiser/Municipal Assessor*

Thomas Kokoliadis, *Banking Member, Board Vice-Chairperson*

William McLaughlin, *Certified General Member*

Michael Kramer, *Public Member*

Brian White, *Public Member*

Members Not Present:

David Paez, *Licensed Real Estate Broker Member*

Administrative Staff Present:

Ann-Margarette Barry, *Executive Director*

Lynn Read, *Board Counsel*

Kristin Mitchell, *Program Coordinator*

Public Present:

Steve Sousa, *Executive Vice President of MBREA*

Richard Goulet, *Appraiser*

Call to Order – Michael Giannelli opened the meeting at 10:15 a.m.

Evacuation Procedures: Ann Barry reviewed the evacuation procedures.

Vote on Minutes of June 21, 2018 – MOTION was made by Michael Giannelli to approve the minutes as written. The motion was seconded by Michael Kramer and unanimously adopted by the Board.

Schedule Next Board Meeting Date – Full Board Meeting Date: September 20, 2018. The Board cancelled the August 16, 2018 meeting.

New Items:

(a) **Appraisal Subcommittee (ASC):** Ms. Barry introduced the auditors, Claire Brooks and Neal Fenochietti of the federal Appraisal Subcommittee (“ASC”). The ASC stated that they will be observing the Board meeting as part of their bi-yearly review of the Board. The ASC has federal statutory authority to conduct a State compliance review of the Board. From July 10-12, 2018, the ASC auditors have been reviewing the Board’s applications, statutes, regulations, cases and courses for the past two (2) years. The ASC will issue its preliminary findings in a few weeks to the Board. The Board will be provided with sixty (60) days to respond to the ASC’s preliminary findings.

(b) **AQB Changes to the Real Property Appraiser Qualifications Criteria** – The members present discussed the draft regulations, 264 CMR 5.00.

A MOTION was made by Timothy McDonough to incorporate the AQB’s 2018 Criteria into the regulations. The motion was seconded by Michael Giannelli and unanimously adopted by the Board. The Board instructed Ms. Read to provide a new draft of these regulations that combines the AQB 2018 criteria with changes to the hours of experience required for licensure drafted by prior counsel, for review at the next Board meeting.

(c) **Appraisal Management Company (AMC) legislation and regulation** – Attorney Read reported that the proposed legislation is still pending before the Senate Ways and Means Committee. The Board has received an extension till August 2019 to implement AMC legislation and regulations.

Complaints and Investigative Conference, Closed Session per M.G.L. c. 112, s. 65C:

MOTION to enter Closed Session under MGL ch. 112, section 65C was made by Michael Giannelli. The motion was seconded by Thomas Kokoliadis and unanimously adopted by the Board.

After the Investigative Conference the following was reported by the Board:

Docket	Complainant	Licensee	Board review
2017-001527-IT-ENF	Consumer	Curley	Sent to Office of Prosecution
2018-000105-IT-ENF	Consumer	Bogdan	Sent to Office of Prosecution

A MOTION was made by Michael Giannelli to return to Open Session, seconded by Timothy McDonough and unanimously agreed to by the Board.

License Application Report:

A MOTION was made by Michael Giannelli to adopt the License Application Report as amended. The motion was seconded by Timothy McDonough and unanimously adopted by the Board.

First Name	Last Name	TC	Last action taken	Recommendations
Elizabeth	Garrison	CR	3 Reports Received	Approved
Shelly	D'Aleo	CG	3 Reports Received	Approved
Joseph	D'Angelo	LA	3 Reports Received	Approved
Alyssa	Pinto	LA	3 Reports Received	Approved

Education Report:

A MOTION was made by Michael Giannelli to adopt the Education Report as amended. The motion was seconded by Timothy McDonough and unanimously adopted by the Board.

Courses For Agenda

Provider Name	Course Name	Hours	Type	ResFlag	Recommendations
McKissock, LP	Evaluating Today's Residential Appraisal: Reliable Review	7	C	R	Approved
Appraisal Institute	Ignorance Isn't Bliss: Understanding an Investigation by a State Regulatory Agency or Board	4	C	R/NR/E	Approved
Appraisal Institute	Valuation by Comparison: Residential Analysis and Logic	7	C	NR/E	Approved
MA & RI Chapter of Appraisal Institute	Eminent Domain and Condemnation Appraisal Practice in MA – 2018	7	C	R/NR	Approved

List of Documents Used:

1. Agenda dated July 12, 2018
2. Draft Minutes of meeting held June 21, 2018
3. Draft regulations, 264 CMR 5.00

Michael Giannelli made a MOTION to adjourn meeting at 11:30 a.m., seconded by Michael Kramer and unanimously adopted by the Board.

Michael Giannelli, Board Chairperson
Board of Registration of Real Estate Appraisers